

**Aldreds**  
Estate Agents



11 Teulon Close

Hopton, Great Yarmouth, NR31 9BF

Offers In Excess Of £300,000



## 11 Teulon Close

Hopton, Great Yarmouth, NR31 9BF

A fantastic, spacious and well presented Cripps Developments built two bedroom detached bungalow sitting in this popular coastal village. The bungalow offers an entrance hall, lounge/diner, kitchen, utility room, two bedrooms and a bathroom. Gas fired underfloor heating and double glazing. Gardens to front & rear and a driveway to garage.

### Entrance Hall

Entrance door

### Lounge/Diner

19'3" max 9'10" min x 13'10" max 9'3" min (5.88 max 3 min x 4.22 max 2.84 min)

Double glazed window to rear aspect, double glazed patio door to rear

### Kitchen

8'11" x 7'11" (2.73 x 2.42)

Base & wall units with worktops over, double glazed window to side aspect, sink with drainer, electric hob, electric oven, part tiled walls, integrated dishwasher

### Utility Room

6'9" x 5'2" (2.07 x 1.6)

Plumbing for washing machine, base units with worktops, door to side, part tiled walls

### Bedroom 1

12'11" x 9'0" (3.94 x 2.76)

Built in wardrobes, double glazed window to front aspect

### Bedroom 2

9'10" x 9'3" (3.02 x 2.82)

Built in wardrobes, double glazed window to front aspect





### Bathroom

8'3" x 6'2" (2.52 x 1.9)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to side aspect

### Outside

To the front there is a brick weave driveway to garage, the garage has a roller door and benefits from power & light. Shingle garden. The rear there is an approx. south facing garden laid to lawn, paved patio, bushes & shrubs

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### Location

Part of the beautiful south Norfolk coast, Hopton on Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

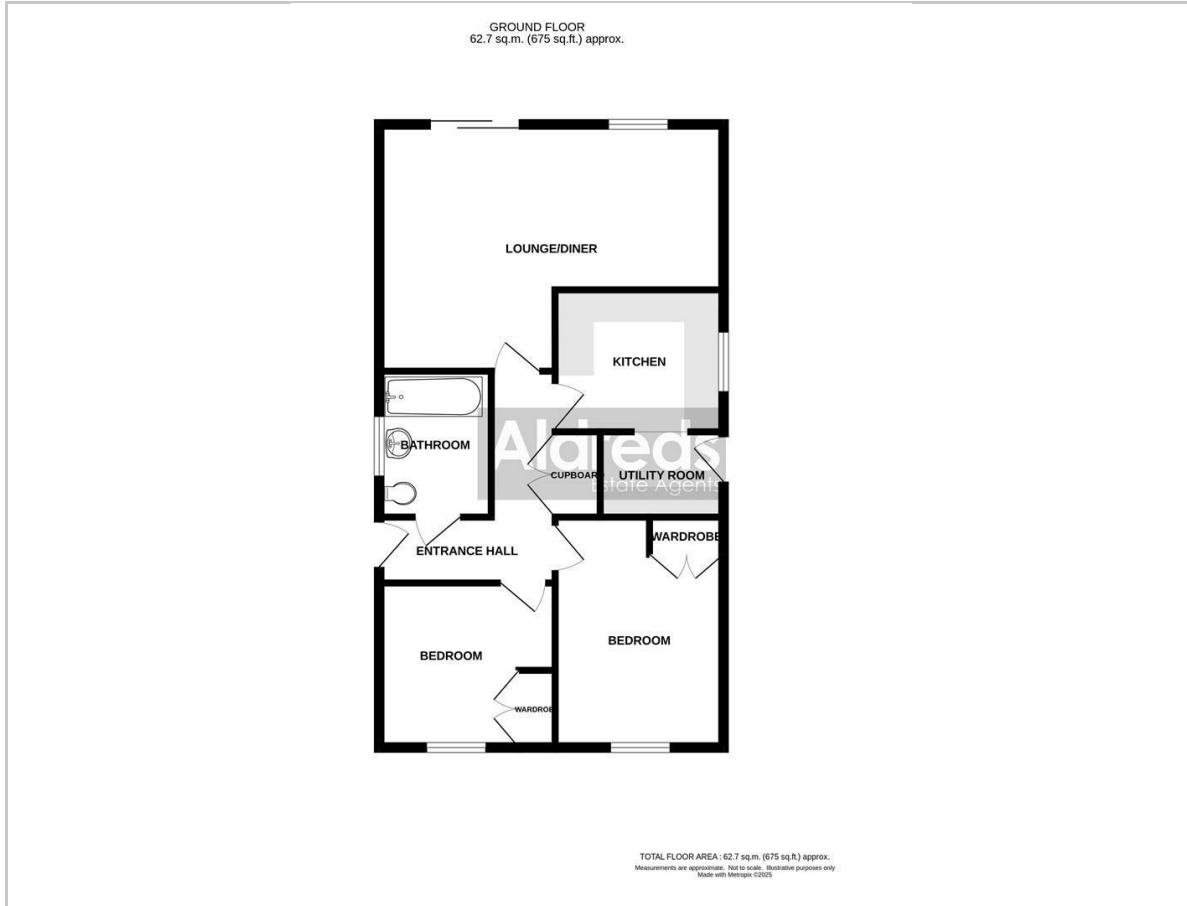
### Directions

Leave Gorleston heading South on the A47, at the Hopton roundabout turn left, turn immediately left into Lowestoft Road, turn left into Teulon Close

Ref G18359/08/25



## Floor Plan



## Viewing

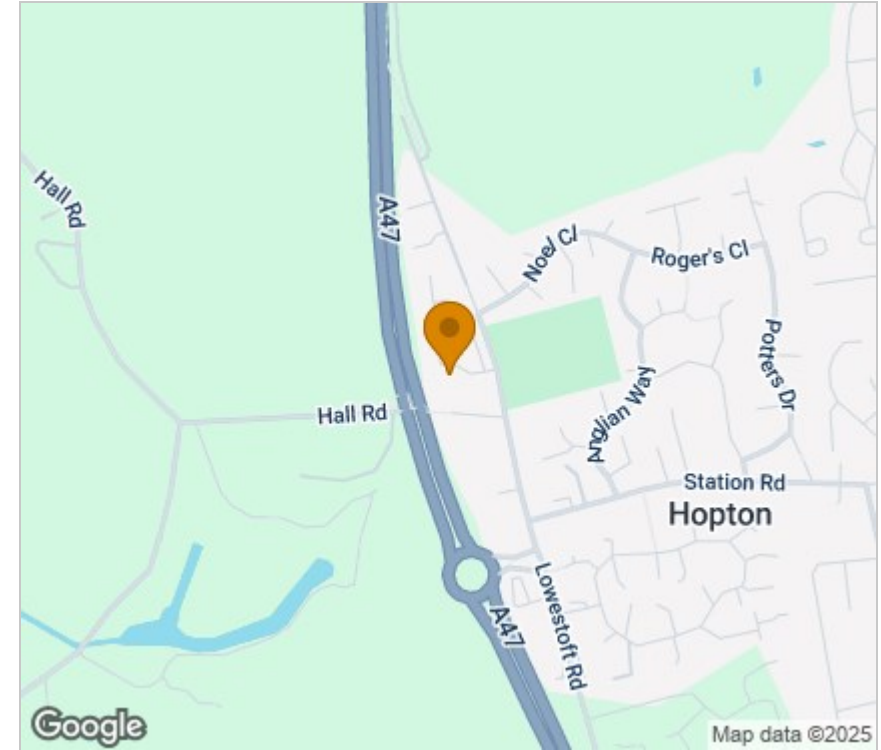
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

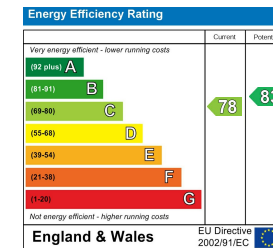
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## Area Map



## Energy Efficiency Graph



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